

PDS2014-MUP-14-003/PDS2014-ER-14-07-001

VERIZON WIRELESS COMMUNICATIONS FACILITY

OLIVE/GRAPEVINE

1505 OLIVE AVENUE

VISTA, CA 92083

ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project site is zoned A-70, limited agriculture, which is classified as a rural zone, a non-preferred zone as defined in the County Zoning Ordinance Section 6986A.1.(a). The proposed project is new 35-foot high faux eucalyptus tree with 12 antennas and 12 remote radio units (RRU) mounted at the 27-foot level; a 4-ft. microwave dish will be mounted at the 21-foot level. The project site is at a ground elevation of 416 feet above mean sea level (AMSL). This report on potential alternate sites is required to identify sites that may have served the geographical service area and the reasons the sites were rejected.

The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to cover the geographical service area. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. The proposed site allows the applicant to provide coverage to Olive Avenue, east and west, and north and south to the surrounding rural residential area. The project site is currently improved with a single family residence.

Antenna Height Justification

As stated above, the antennas are proposed at a height of 27 feet and the 4-foot microwave dish is proposed at a height of 21 feet on the 35-foot tall mono-eucalyptus tree. Coverage plots, or geographical service area maps (GSA), were prepared to indicate the coverage expected from the project. Additional GSA's were prepared at lower heights depicting expected coverage that somewhat approximate the coverage at the 35-foot level; however, the lower overall tree height will significantly lower the height of the microwave dish and impact the ability to use the microwave dish for a telephone connection. For instance, a tree height of 30 feet and 25 feet, respectively, will place the microwave dish at the 16 foot and 11 foot level. These lower heights will make the microwave dish connection unstable and possibly inoperable. Also, placing the antennas and MW dish at the same height is not technically possible.

Evaluation of Existing Facilities and Previously Approved Wireless Facilities

There are two known previously approved sites in the geographical service area; one site is owned and operated by AT&T Mobility and the other is operated by Sprint PCS. The AT&T facility is located on two light standards in the public right of way on Winter Road in the City of Oceanside. Each light standard has three antennas concealed by a shroud. Co-location on these light standards is not a feasible alternative due to the lack of antenna space to add Verizon's antennas and the need for additional equipment cabinet space. The two AT&T light standards share an underground vault in the road right of way for equipment. Verizon determined that an underground vault is not a feasible alternative for a site in this area; the street lights are limited in the number of antennas Verizon can use, further limiting any facility added to the street lights.

The Sprint PCS facility is located on a utility pole in the public right of way at 1573 Ridge Road, Vista, approximately 1.75 miles south of the project site. Verizon did not seriously consider this due to its location out of the target coverage area.

Preferred Locations in the Geographical Service Area

The only preferred locations in the geographical service area are located approximately 400 feet west of the project site on Winter Road in the City of Oceanside. There are two AT&T wireless facilities installed on modified streetlights. These installations are discussed above in the "Existing Facilities" section of this report. The remainder of the surrounding area is zoned R-1, single family residential, in the City of Vista or the City of Oceanside, which is not a preferred zone.

Water Tanks

There are no water tanks in the geographical service area.

Utility Towers, Poles, traffic lights, street lights

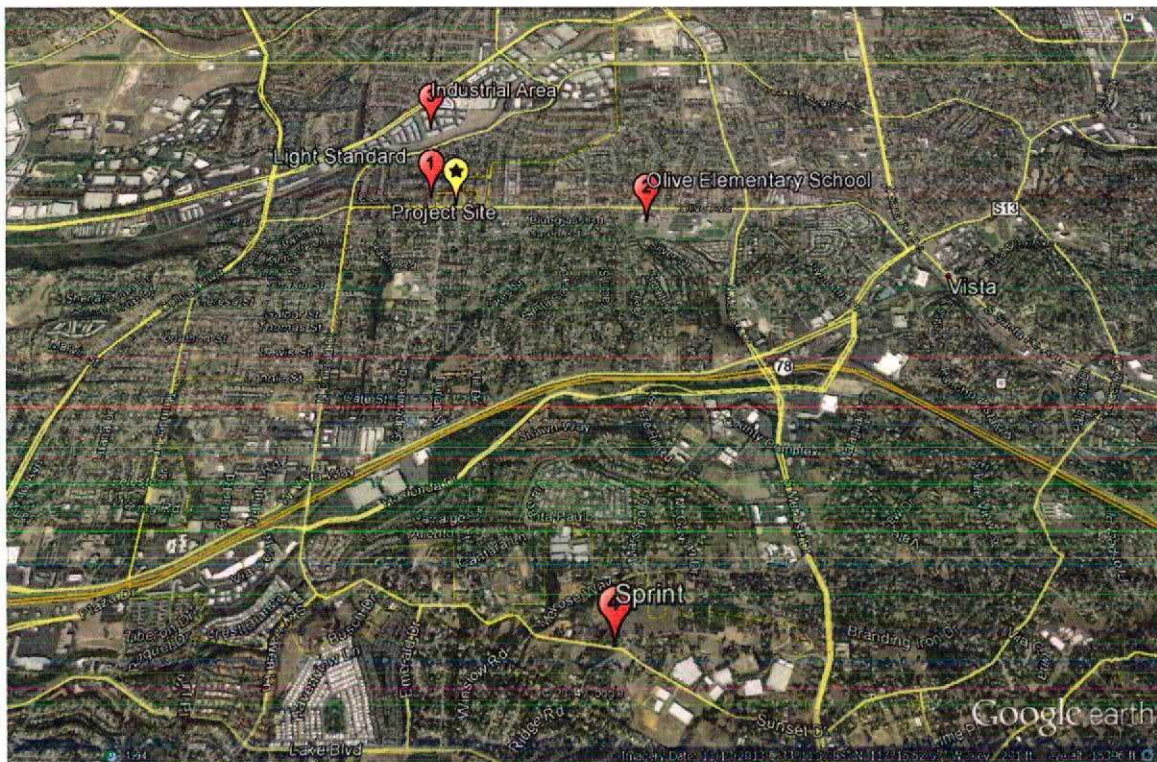
There are no lattice-style utility towers in the area; however, there are wooden utility poles along Olive Avenue. There is a traffic signal at the intersection of Olive Avenue and Emerald Drive, approximately one-half west of the project site. None of these alternatives are technically feasible due to the need for 12 antennas and the accompanying remote radio units (RRUs), which need more than the wooden pole to support their weight. The proposed mono-broadleaf structure will provide camouflage for any visual impact made by the antennas as well as provide the structural integrity for the weight of the antennas and equipment.

Commercial and Industrial Buildings—the closest commercial or industrial buildings are approximately one-quarter to one-half mile north of the project

site, but at a ground elevation of approximately 325 feet AMSL, which is 80 feet lower in elevation than the project site. Furthermore, the primary coverage area is south of Olive Avenue and none of the industrial sites can offer coverage to the south of Olive Avenue due to lower elevation.

County or Other Government Facilities The closest government facility is Olive Elementary approximately .75 mile east of the project site. The elementary school is not a preferred location, according to Section 6986 A.2.a of the County Zoning Ordinance.

Aerial View of Alternate Sites



1. AT&T light standard
2. Olive Elementary School
3. Industrial Area
4. Sprint PCS utility pole